

**VENTURE OUT AT MESA, INC.
CONDOMINIUM BOARD OF DIRECTORS'
MEETING
Thursday, November 2, 2006 - 9:00 a.m. - Oasis**

PRESENT:

Norm THIESSEN, President
Ron LUCIUK, Vice President
Jerry FORMSMA, Treasurer
Russ MORFELD, Director
Doug GALE, Director

Dave CATHRO, Director
Alan WILKINSON, Director
Jean SCRIBBICK, Director
Kay HANKS, Social Board President
Mary SCHMIT, General Manager

EXCUSED: Sue WARREN, Secretary

The Invocation was given by Bill WEISS.

President THIESSEN administered the Oath of Office to Jean SCRIBBICK and welcomed her to the Board.

The president's report was distributed to the Board and is attached to the file minutes.

Manager SCHMIT'S report was distributed to the Board and is attached to the file minutes.

LOT OWNER'S COMMENTS: See attachment

Moved by Vice President LUCIUK and seconded by Director GALE to adopt the minutes of October 19, 2006 as amended. Motion carried unanimously. The correction to the minutes was an omission in the Summary of Correspondence, the receipt of a letter from Otis VAUGHN, 16 Aztec, dated July 16, 2006. It was also suggested adding the date of Board approval to the Terms of Reference.

TREASURER'S REPORT: The report was distributed to the Board and attached to the file.
Moved by Treasurer FORMSMA and seconded by Director MORFELD to accept the Treasurer's report. Motion carried unanimously.

SUMMARY OF CORRESPONDENCE: None

SOCIAL BOARD REPORT: See attachment

REPORTS:

Manager SCHMIT submitted two requests from residents asking for approval to provide professional services to lot owners.

Moved by Director GALE and seconded by Director WILKINSON that pursuant to Article XIII, Paragraph I, Page 20 of the Declaration of Condominium and Land Use Restrictions, the Board approve lot owners or residents usage of the following lots in providing services of a professional nature for other lot owners or residents but the Board does not take any responsibility for the quality of the services provided. The lots being approved are 606 Boeing and 808 Boeing. Motion carried unanimously.

President THIESSEN reported on Canadian-owned rentals administered by the Rental office. A 30% tax must now be collected and forwarded to the Internal Revenue Service. Canadians may then apply to the IRS for recovery of the tax and make the appropriate payment to the Canadian taxing authorities. It is suggested Canadians handle their rental arrangements personally, thereby dealing only with the Canadian taxing authorities. The Rental office will still handle Canadian rentals but owners need to be aware of the tax involved. Lessors and lessees are urged to consult with their tax advisors with respect to their obligations. (Last sentence added at Board Meeting 11-16-06)

Director GALE gave a presentation on usage of the Overnight RV area. He distributed a copy of his report to the directors.

Planning Committee Member Jerry SMALL gave a presentation on the "Golden Corridor".

A

preliminary drawing was submitted from a landscape architect. This drawing includes an office for the Security Chief as well as improvements to the overnight area.

UNFINISHED BUSINESS:

Moved by Vice President LUCIUK and seconded by Director SCRIBBICK to approve Carol PERKINSON and Ken DOWLIN as members of the Communications Technology Committee. Motion carried unanimously. There was discussion on the length of service members would have on the committee.

Moved by Director GALE and seconded by Director WILKINSON to approve the Otis Elevator maintenance contract for the two elevators that Otis Elevator installed in the Community Center. The contract date will commence on December 6, 2006 and run for a period of five years at a cost of \$340 per month. The contract may be adjusted annually and either increased or decreased based on the cost of labor and materials. Motion carried unanimously. (Motion amended 11-16-06)

Moved by Vice President LUCIUK and seconded by Director GALE to change the Town Hall meeting originally scheduled for November 14, 2006 to Tuesday, November 28th, at 7:00 p.m. in the Ballroom. Motion carried unanimously.

The gavel was passed to Vice President LUCIUK.

Moved by President THIESSEN and seconded by Director CATHRO that a perpetual plaque suitable for displaying in the Community Center be created to display the names of all Board members who served Venture Out since 1979-1980 to the present time and into the future. The cost of the plaque and the engraving is not to exceed \$1,000. It was moved by Treasurer FORMSMA and seconded by Director GALE to table the motion to the next meeting. Motion carried.

The gavel was passed to President THIESSEN.

Moved by Director WILKINSON and seconded by Vice President LUCIUK to amend Rules and Regulations, Section II “Administration”, Paragraph 1, Page 44, to read “The Assessment for the Common Expenses based on the approved annual budget and the Assessment for the Reserve Fund, shall be due and payable quarterly in advance. If the day that is 15 days after the due date of any Assessment is a Sunday or statutory holiday generally recognized in Arizona, that day shall be deemed to be the next day which is not a Sunday or such holiday.” Motion passed unanimously.

Moved by Vice President LUCIUK and seconded by Director WILKINSON to (a) Administration be instructed to re-instate the collection of the Third Party agreement fees of \$25.00 that was initiated effective July 1, 2006. (b) The collection of this Third Party agreement fee be applied only once per fiscal year on any given property. (c) Commencing immediately in cases where the rental form is not complete or the owner needs to be contacted for park badges or keys to the unit, an additional \$25.00 fee be levied. (d) For greater certainty, the Third Party Rental Agreement includes free rentals. Six “FOR” the motion, One “Opposed”. Motion carried.

Moved by Director CATHRO and seconded by Vice President LUCIUK to amend Rules and Regulations, Section 6, Paragraph c, Page 47 to add at the end of the existing penultimate sentence add the words, “but only one such fee per Lot is to be collected each fiscal year. (Add the following two sentences between the aforementioned sentence and the last sentence.) In cases where the rental form is not complete or the Owner needs to be contacted for park badges or keys to the unit, an additional \$25.00 will be levied. For greater certainty, Third Party rental agreement includes rentals where no remuneration is paid to the Owner.” Six “For” the motion, One “Abstained”. Motion carried.

The gavel was passed to Vice President LUCIUK.

Moved by President THIESSEN and seconded by Director CATHRO to move the Transmittal forms from the Tennis Club, Memorial Committee, Paddle Tennis/Pickle Ball and the Pet Association to the Planning Committee. Motion was made by President THIESSEN and seconded by Treasurer FORMSMA to table this motion to the November 16th meeting at which time the matter will have been presented adequately to the Board. Motion carried. Board members will have an opportunity to study the transmittal requests.

The gavel was returned to President THIESSEN.

“What’s on Your Mind?” See attachment

The meeting adjourned at 10:55 a.m.
s/s Coreen Renner
Corporate Secretary

Approved as Amended 11-16-06

LOT OWNER COMMENTS:

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John Jones, 413 Douglas – He praised the installation of the new security gate at Broadway. He objects to the Audit committee as he thinks the auditor is sufficient. He believes this is micro-managing.

Bill Weiss, 606 Aero – He agrees with John Jones and doesn't see a need for an Audit committee. He believes it is overkill.

Robert Hayes, 919 Aztec – He would like to see bicycles obey the same rules of the road as other vehicles. In Colorado they are ticketed for not stopping at stop signs and for speeding.

Barbara Meyers, 204 Navajo – She asked why Bev Pinney can conduct a business and still sue Venture Out over the age 55 restriction. President Thiessen explained these were separate issues.

WHAT'S ON YOUR MIND?

Members commented on their return to the park and how nice the park looks. Members were pleased to see the Planning committee report and the progress.

Jean Scribbick and Russ Morfeld were welcomed to the Board.

A member commented on the agenda, the items listed are deliberated and discussed. Not all members are necessarily in agreement.

One member is concerned that bicycles are not following the one-way traffic around the community center and not using lights on their bicycles. It was suggested putting this in the Out-Lines.

A member mentioned the costs involved with projects; yet to be addressed is water separation. Funds are needed for these capital projects. This should be placed on the ballot.

A member complimented President Thiessen on his leadership and the way the meetings are conducted. He is keeping the Board members all on the same page.